

048.0

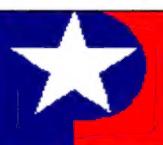
0006

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
APPRAISED: 1,181,900 / 1,181,900
USE VALUE: 1,181,900 / 1,181,900
ASSESSED: 1,181,900 / 1,181,900
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
64-66		MAYNARD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAHER PETER S/ETAL	
Owner 2: MAHER NELLIE NORA	
Owner 3:	

Street 1: 64 MAYNARD STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .143 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3372 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6221		Sq. Ft.	Site		0	80.	0.98	1									485,303						485,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	6221.000	696,600		485,300	1,181,900	
Total Card	0.143	696,600		485,300	1,181,900	Entered Lot Size
Total Parcel	0.143	696,600		485,300	1,181,900	Total Land:
Source:	Market Adj Cost			Total Value per SQ unit /Card:	350.56	Land Unit Type:
				/Parcel:	350.56	

User Acct
34439
GIS Ref
GIS Ref
Insp Date
11/10/18

USER DEFINED
Prior Id # 1: 34439
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
LAST REV
Date Time
12/30/21 00:03:08
mmcmakin
4103
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	696,600	0	6,221.	485,300	1,181,900		Year end	12/23/2021
2021	104	FV	665,600	0	6,221.	485,300	1,150,900		Year End Roll	12/10/2020
2020	104	FV	665,800	0	6,221.	485,300	1,151,100	1,151,100	Year End Roll	12/18/2019
2019	104	FV	480,100	0	6,221.	515,600	995,700	995,700	Year End Roll	1/3/2019
2018	104	FV	480,100	0	6,221.	376,100	856,200	856,200	Year End Roll	12/20/2017
2017	104	FV	450,900	0	6,221.	327,600	778,500	778,500	Year End Roll	1/3/2017
2016	104	FV	450,900	0	6,221.	279,000	729,900	729,900	Year End	1/4/2016
2015	104	FV	402,900	0	6,221.	273,000	675,900	675,900	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		ACTIVITY INFORMATION									
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
GALLOWAY ROBERT	26633-193		8/30/1996		248,000	No	No	Y		9/23/2021	Mail Update	MM	Mary M

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2021	458	Redo Bat	9,000	C				
6/7/2017	654	Heat App	6,000	C				
4/20/2011	305	Redo Kit	10,000					REDO 1 KIT/1BATH/B
8/6/2001	533	Alterati	8,000	O				FINISH WORK IN DOR
6/7/2001	389	Dormers	50,000	O				DORMER FOR BATH AN

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

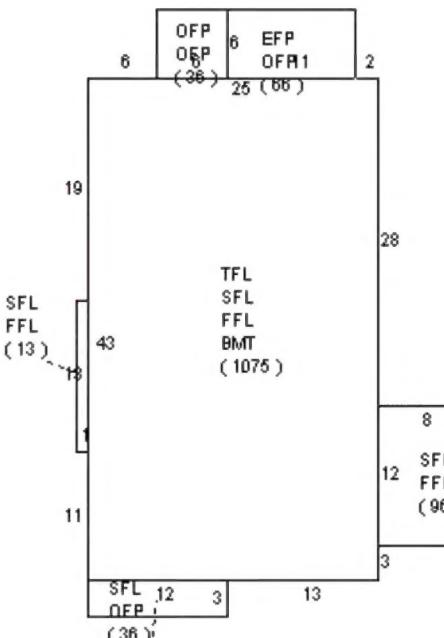
EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	3 - 3 Story
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 10%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION